

88 ROSEMARY HILL ROAD
SUTTON COLDFIELD
B74 4HH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Being Sold by Aston Knowles Modern Auction (BUY IT NOW
Option Available)

– Reservation Fee Applies

A Rare Renovation and Redevelopment Opportunity in a
Prime Four Oaks Location

Situated on one of the area's most sought-after residential
roads, this detached property occupies a generous plot of
approximately 0.26 acres and offers exceptional potential
for full renovation, remodelling or redevelopment, subject
to the necessary consents.

The accommodation comprises a covered entrance leading
into an entrance hallway, front sitting room, extended rear
lounge, kitchen and side utility.

To the first floor are three bedrooms. The third bedroom
includes a potential ensuite space. Family bathroom and
additional storeroom off the gallery landing.

Externally, the property benefits from a substantial fore
garden and driveway screened by mature hedging, giving
access to an integral garage and an exceptionally long,
predominantly lawned rear garden offering significant
scope for landscaping or extension.

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These particulars are intended only as a guide and must not be
relied upon as statements of fact. Your attention is drawn to the
Important Notice on the last page of the text.



Modern Auction

This Property is Being sold by Aston Knowles Modern Auction.

Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Aston Knowles to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £9,395 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Aston Knowles Team.

Situation

The property is situated on the sought-after Rosemary Hill Road, Four Oaks Little Aston area of Sutton Coldfield, near to Little Aston Golf Club. Four Oaks Little Aston is well placed for access to regional centres and the national motorway network. Birmingham is only 10 miles away and the M6 Toll (T5) is just 4 miles away giving fast access to the M5, M6 and M42, including Birmingham International/NEC 16 miles. Ideally positioned on Rosemary Hill Road (B4138), just off Walsall Road (A454), the property benefits from excellent connectivity.

Day to day amenities can be found in Streetly village with local shopping and a selection of restaurants. Less than a mile away is Sutton Park; one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Bishop Walsh Catholic School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Primary schools nearby include The Shrubbery School, Penns Primary School, Walmley Primary School, Wylde Green Primary School and Holly Cross Catholic Primary School.

Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

Set well back from Rosemary Hill Road behind a deep fore garden and driveway, the property enjoys an established position within a highly desirable setting close to Little Aston and Four Oaks.

Constructed of traditional brick and tile beneath a pitched roof, the house now requires comprehensive modernisation throughout and is offered as a substantial project for purchasers seeking to create a bespoke home in a first-class location. The property is in poor internal and external condition and should be viewed as a full refurbishment opportunity, with clear scope to improve, extend or potentially redevelop, subject to planning approval.

The existing accommodation extends to two floors and currently comprises a covered entrance porch leading into a reception hall, front sitting room,

extended rear lounge, kitchen and side utility room.

To the first floor, a gallery landing gives access to three bedrooms, a family bathroom and an additional storeroom.

Externally, the plot is a key feature of the property. A substantial fore garden and driveway, screened by mature hedging, provide parking and access to the integral garage, while to the rear there is an exceptionally long garden offering significant opportunity for landscaping, extension or complete redesign.

This is a rare chance to acquire a property where location and plot size strongly support investment, allowing an incoming purchaser to unlock considerable future value through improvement.

The property is offered for sale by Modern Method of Auction. Buyers should be aware that the property is sold in its current condition and interested parties are encouraged to undertake all necessary investigations prior to bidding.

Distances

Streetly village ¾ mile

Sutton Coldfield town centre 3 miles

Birmingham 8 miles

Lichfield 7 miles

M6 Toll (T5) 5 miles

M6 (T7) 6 miles

M42 (J9) 10 miles

Birmingham International/NEC 16 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.

Directions from Aston Knowles

From Sutton Coldfield town centre continue along the Lichfield Road (A5127) towards Four Oaks. At the roundabout take the second exit onto Four Oaks Road (A454). At the traffic lights continue straight over onto Walsall Road (A454). Continue for approximately 1 mile and at traffic lights turn left onto Rosemary Hill Road.

Terms

Tenure: Freehold

Local Authority: Birmingham City Council, 0121 303 1111

Tax Band: G

Average area broadband speed: 150 Mbps, 500 Mbs and 900 Mbs Full fibre also available

Services

We understand that mains water, drainage, electricity and gas are connected.

Fixtures and Fittings

Only those items mentioned in the sales particulars together with fitted carpets are to be included in the sale price. All others are excluded.

Viewings

All viewings are strictly by prior appointment through Aston Knowles Sutton Coldfield, 0121 362 7878.





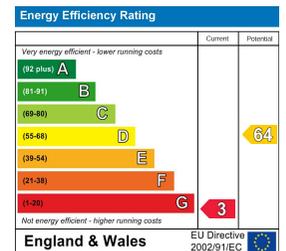
Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Particulars prepared: March 2026
Photographs taken: March 2026

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



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